



**PLANNING COMMISSION
REGULAR MEETING AGENDA**
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, May 24, 2022

IMPORTANT NOTICE

This meeting is being conducted in accordance with Assembly Bill 361, regarding the COVID-19 pandemic.

Members of the public may view the meeting live on the City's website at www.covinaca.gov or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

ROLL CALL

Commission Members: John Connors, Rosie Richardson, Susan Zermeno, Dan McMeekin, and Charles Hodapp.

PLEDGE OF ALLEGIANCE

Led by Chairman Connors

PUBLIC COMMENTS

To address the Planning Commission please complete a yellow speaker request card located at the entrance and give it to the City Planner. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Commissioners from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Chairperson amends the time limit.

In Person: *To address the Planning Commission please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Planner. Your name will be called when it is your turn to speak.*

Remotely via Zoom: *Access the meeting remotely via Zoom with one of the following devices:
Computer or Smart Device:*

link

https://us02web.zoom.us/j/87904740531?pwd=4_Z1EuvK29vOezJEENmYVc_PzXIbck.1

Telephone:

Dial: +1 669 900 6833

Meeting ID: 879 0474 0531

Passcode: 913596

1. *To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab.*

Note:

Computer / Smart Device Users: The “raise hand” feature is in the reactions tab.

*Telephone Users: Press star-nine (*9) on your phone to raise your hand.*

2. *Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.*
3. *Please state your first and last name and city of residence at the beginning of your remarks for the record.*
4. *The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.*

COMMISSIONER COMMENTS

Commissioners wishing to make any announcements of public interest or to request that specific items be added to future Planning Commission agendas may do so at this time.

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the consent calendar for discussion.

CC1. Approval of the Minutes of the Regular Meeting of April 12, 2022

CONTINUED PUBLIC HEARINGS

None.

PUBLIC HEARINGS

PH1. **Zone Change (ZCH) 22-001, Conditional Use Permit (CUP) 21-032 and Site Plan Review (SPR) 22-090.** A request to change the Official Zoning Map of the City of Covina changing the Zoning District from M-1 (Light Manufacturing) to C-4 (Highway Commercial), and a request to modify CUP 76-005 to redevelop the existing full-service car wash to a mechanical and self-service car wash, for property located at 744 N. Grand Avenue – APN: 8428-022-016.

Staff Recommendation:

Staff recommends that the Planning Commission adopt Resolution No. 2022-008 PC recommending City Council approval of Ordinance No. 22-____, Zone Change (ZCA) 22-001, amending the Official Zoning Map of the City of Covina; and adopt Resolution No. 2022-009 PC approving Conditional Use Permit (CUP) 21-

032 and Site Plan Review (SPR) 22-090, with the attached Conditions of Approval.

- PH2. **Zoning Code Amendment (ZCA) 22-001 and Conditional Use Permit (CUP) 22-001.** A request to amend Chapter 17.32 (“Residential Recreation”) of Title 17 (Zoning) of the Covina Municipal Code to add on-site sale of beer and wine as a conditionally permitted use, and a conditional use permit to allow the serving of beer and wine in conjunction with the GOALS soccer establishment, located at 699 S. Barranca – APN: 8451-008-900.

Staff Recommendation:

Staff recommends that the Planning Commission adopt Resolution No. 2022-010 PC recommending City Council approval of Ordinance No. 22-___, Zoning Code Amendment (ZCA) 22-001 and adopt Resolution No. 2022-011 PC approving Conditional Use Permit (CUP) 22-001 with the attached conditions of approval.

CONTINUED BUSINESS

None.

NEW BUSINESS

- NB1. **Tentative Tract Map (TTM) 73661 and Site Plan Review (SPR) 16-028 Time Extension:** A request for a one-year time extension for a previously approved mixed-use development within the Covina Town Center Specific Plan (CTCSP) Mixed-Use Zone, located at the northwest quadrant of W. San Bernardino Road and N. Citrus Ave - APN: 8431-015-042, 8431-014-015 and 8431-041-008.

Staff Recommendation:

Staff recommends that the Planning Commission approve the third one-year time extension for Tentative Tract Map (TTM) 73661 and Site Plan Review (SPR) 16-028 by approving Resolution No. 2022-007 PC subject to the Conditions of Approval listed in the Resolution.

NB2 **Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021 Time Extension:** A request for a one-year time extension for a previously approved mixed-use development within the Covina Town Center Specific Plan (CTCSP) F.A.I.R Zone, located at 155 E. San Bernardino Road - APN: 8430-024-012.

Staff Recommendation:

Staff recommends that the Planning Commission approve a third one-year time extension for Site Plan Review (SPR) 15-021 and Tentative Tract Map (TTM) 73662, by approving Resolution No. 2022-006 PC, subject to the Conditions of Approval listed in the Resolution.

ADJOURNMENT

The Planning Commission will adjourn to its next regular meeting scheduled for Tuesday, June 14, 2022 at 7:00 p.m. inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Community Development Department, does hereby declare that the agenda for the May 24 2022 meeting was posted on the City's website and near the front entrance of Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).